

060.0

0005

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

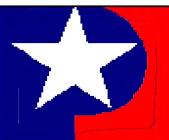
697,600 / 697,600

USE VALUE:

697,600 / 697,600

ASSESSED:

697,600 / 697,600


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
128		LOWELL ST, ARLINGTON

Legal Description		User Acct
		39924
		GIS Ref
		GIS Ref
		Insp Date
		11/28/18

OWNERSHIP

Unit #:

Owner 1: SMITH NANCY T &	
Owner 2: GUSTIN CHRISTOPHER S	
Owner 3:	

Street 1: 128 LOWELL STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GEARY PAUL B/TRUSTEE -

Owner 2: GEARY FAMILY TRUST -

Street 1: 128 LOWELL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .098 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Vinyl Exterior and 2033 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 15 - Old Style	1T - 1 & 3/4 Sty	Full Bath: 1	Rating: Average	643-5745 BMT APT.																	
(Liv) Units: 2	Total: 2	A Bath: 1	Rating: Very Good																		
Foundation: 3 - BrickorStone		3/4 Bath: 1	Rating: Very Good																		
Frame: 1 - Wood		A 3QBth	Rating:																		
Prime Wall: 4 - Vinyl		1/2 Bath: 1	Rating:																		
Sec Wall: %		A HBth: 1	Rating:																		
Roof Struct: 1 - Gable		OthrFix: 1	Rating:																		
Roof Cover: 1 - Asphalt Shgl		Kits: 2	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																	
Color: GRAY		A Kits: 2	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
View / Desir:		Frl:	Rating:	Other																	
GENERAL INFORMATION		WSFlue:	Rating:	Upper																	
Grade: C - Average		CONDO INFORMATION				Lvl 2															
Year Blt: 1880		Eff Yr Blt:		Location:					Lvl 1												
Alt LUC:		Alt %:		Total Units:					Lower												
Jurisdct:		Fact: .		Floor:	Totals				Totals	RMs: 7	BRs: 3	Baths: 1	HB								
Const Mod:		Lump Sum Adj:		% Own:					REMODELING				RES BREAKDOWN								
DEPRECIATION		Name:						Exterior:	No Unit	RMS	BRS	FL									
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good		26. %					Interior:	1	7	3									
Prim Int Wal 2 - Plaster		Functional:		%					Additions:												
Sec Int Wall: %		Economic:		%					Kitchen:												
Partition: T - Typical		Special:		%					Baths:												
Prim Floors: 3 - Hardwood		Override:		%					Plumbing:												
Sec Floors: %		Total:		26.4 %					Electric:												
Bsmnt Flr: 12 - Concrete		CALC SUMMARY						Heating:													
Subfloor:		Basic \$ / SQ: 135.00		COMPARABLE SALES				General:	Totals												
Bsmnt Gar:		Size Adj.: 1.35000002		Rate				FFL	Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA							
Electric: 3 - Typical		Const Adj.: 0.99989998		Parcel ID				BMT	First Floor	936	182,230	170,569	SUB AREA DETAIL								
Insulation: 2 - Typical		Adj \$ / SQ: 182.232		Typ				TQS	Basement	744	93,620	69,654	BMT	100	FLA	95					
Int vs Ext: S		Other Features: 100213		Date				OFFP	3/4 Story	390	182,230	71,070									
Heat Fuel: 2 - Gas		Grade Factor: 1.00		Sale Price				EFP	Open Porch	192	25,090	4,818									
Heat Type: 1 - Forced H/Air		NBHD Inf: 1.00000000						WtAv\$/SQ: AvRate: Ind.Val				Enclos Porch	90	57,470	5,172						
# Heat Sys: 2	% Heated: 100	NBHD Mod:						Juris. Factor: Before Depr: 182.23				Net Sketched Area: 2,352 Total: 321,283									
Solar HW: NO		LUC Factor: 1.00						Special Features: 0 Val/Su Net: 131.89				Size Ad	1326	Gross Area	2482	FinArea	2033				
% Com Wal		Adj Total: 421497						Final Total: 310200 Val/Su SzAd 233.94													
% Sprinkled		Depreciation: 111275																			
Depreciated Total: 310222																					
MOBILE HOME Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____																					
SPEC FEATURES/YARD ITEMS																					
PARCEL ID 060.0-0005-0006.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
3	Garage	D	Y	1	12X18	A	AV	1930	26.57	T	40	101			3,400		3,400				
More: N Total Yard Items: 3,400 Total Special Features: _____ Total: 3,400																					
